

**LEGAL NOTICE  
TOWN OF HOLBROOK  
Tax Possession Auction**

RECEIVED  
TOWN CLERK'S OFFICE  
2015 JUN 16 PM 1:03

**To Whom It May Concern:**  
**You are hereby notified that:**

TOWN OF HOLBROOK  
MASSACHUSETTS

Under the provisions of Massachusetts General Laws Chapter 60 § 77B, and by virtue of the power vested in me as Tax Title Custodian of the Town of Holbrook, it is my intention to sell at public auction on **Wednesday, July 15th at 10:00 o'clock A.M.** at **Holbrook Town Hall, 50 North Franklin St., Holbrook, MA 02343**, the following described properties:

**PARCEL DESCRIPTIONS:**

**PARCEL I – 1050R S. FRANKLIN ST. (Hamilton Way)**

LOCATION: 1050R S FRANKLIN ST  
CONTAINING: 5.51 Acres more or less  
ASSESSORS' MAP 55, PARCEL 910  
RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS,  
BOOK 13754, PAGE 503

**PARCEL II – 47-49 Overlook Rd.**

**47 Overlook Rd.**

A certain parcel of land located on 47 Overlook Road in Holbrook, Holbrook Assessors' Map 26, Lot 96. Further reference is made to Norfolk County Registry of Deeds Book 5747 at Page 237.

**49 Overlook Rd.**

A parcel of land with house thereon situated at 49 Overlook Road containing about 5,000 square feet as shown on Assessors' Plan 26, Lot 95 Book 4747, Page 237 Norfolk County Registry of Deeds.

**PARCEL III – 1 Glen Rd.**

Property Location: 1 Glen Rd. R-04158/33-130

Description of Parcel: A parcel of land with any buildings thereon, containing about 5,750 sq. ft. being described as Map: 33 Parcel: 130 in the office of the Assessors of the Town of Holbrook, identified in Book 6735, on Page 712 at the Norfolk County Registry of Deeds.

**PARCEL IV – 20 & 24 Hilltop Rd.**

**20 Hilltop Rd.**

Location: 20 Hilltop Rd.

Containing: 5,000 square feet, more or less

Assessors' Map 32, Parcel 47

Recorded in Norfolk County Registry of Deeds, Book 6571, Page 964

**24 Hilltop Rd.**

A parcel of land located at 24 Hilltop Rd. and structures, if any, shown on Assessors Map: 32 Parcel: 049 Recorded in Norfolk County Registry of Deeds, Book 6571, Page 694.

**PARCEL V – 635 South St.**

A parcel of land situated South Street, containing about 32,734 sq. ft. as shown on Assessors' Plan 32 Lot 4-2. Book 6571, Page 693 Norfolk County Registry of Deeds.

**PARCEL VI – 63 & 65 Fagus Rd.**

A parcel of land located at 63 Fagus Rd. and structures, if any, shown on Assessors Map: 26 Parcel: 061 recorded in Norfolk County Registry of Deeds, Book: 6377 Page: 605.

A parcel of land located at 65 Fagus Rd. and structures, if any, shown on Assessors Map: 26 Parcel: 088 recorded in Norfolk County Registry of Deeds, Book: 6377 Page: 605.

**PARCEL VII – 14 Overlook Rd.**

A parcel of land situated at 14 Overlook/E. Shore Rd. containing about 5,000 sq. ft. as shown on Assessors' Plan 33 Lot 264. Book 7026 Page 46 Norfolk County Registry of Deeds

**PARCEL VIII – Off S. Franklin St. Rear (Abrams Way)**

LOCATION: OFF S FRANKLIN ST REAR  
CONTAINING: 13.21 Acres more or less  
ASSESSORS' MAP 51, PARCEL 2  
RECORDED IN NORFOLK COUNTY REGISTRY OF DEEDS,  
BOOK 13754, PAGE 505

**PARCEL IX – 875 Plymouth Street**

Property Location: 875 Plymouth St. R-03945/37-004  
A parcel of land, with any buildings thereon, containing about 3.80 Acres being described as Map: 37 Parcel: 004 in the office of the assessors of the town of Holbrook identified in Book 8317 on Page 455 at the NORFOLK county registry of deeds.

**PARCEL X – 900 Plymouth Street**

Property Location: 900 Plymouth St. R-03944/37-002  
A parcel of land, with any buildings thereon, containing about 3.00 Acres being described as Map: 37 Parcel: 002-01 in the office of the assessors of

the town of Holbrook identified in Book 8317 on Page 455 at the Norfolk county registry of deeds.

**PARCEL XI – 18 Newton Ave.**

A parcel of land situated at 18 Newton/Jewel containing about 4,290 sq. ft. as shown on Assessors' Plan 15 Lot 99-2 Book 8082 Page 650 Norfolk County Registry of Deeds.

**PARCEL XII – 35 West Shore Rd.**

LOCATION: 35 W SHORE RD  
CONTAINING: 5,000 Square Feet more or less  
ASSESSORS' Map 33, Parcel 64  
Recorded in Norfolk County Registry Of Deeds, Book 13132, Page 315

The properties were foreclosed by separate Judgments of the Land Court, each of which have been recorded at the Norfolk County Registry of Deeds, the title references to which are as follows: **Parcel I** - Book 31586, Page 523; **Parcel II** - Book 31511, Page 493; **Parcel III** - Book 29283, Page 198; **Parcel IV** - Book 32079, Page 62; **Parcel V** - Book 32079, Page 62; **Parcel VI** - Book 32079, Page 62; **Parcel VII** - Book 31269, Page 154; **Parcel VIII** - Book 31586, Page 523; **Parcel IX** - Book 30755; Page 581; **Parcel X** - Book 30755; Page 581; **Parcel XI** - Book 23874, Page 41; **Parcel XII** - Book 32030, Page 241.

**The properties will be sold "as is" with no warranty or representation as to marketability of title, to build-ability, or other productive use, either alone or in combination with other land.** The minimum bid for each of the properties shall be determined by the tax title custodian. The successful bidder(s) at said auction will be required to make a down payment of \$5,000 per parcel purchased. Payment of the balance of the consideration will be due no later than 30 days after the date of said auction, subject to extension by the Tax Title Custodian. Successful bidder(s) will be responsible for payment of pro-rata taxes allocable to the days ensuing in the current fiscal year after the date of such deed(s), per M.G.L. c. 44, § 63A, plus any and all recording charges and registry stamps. All payments to the Town are to be made by bank cashier's check or certified check. Successful bidders will be required to execute Statements of Beneficial Interest as required by M.G.L. c. 7C, § 38, Memoranda of Sale, and Certificates of Compliance pursuant to M.G.L. c. 60 § 77B. Upon receipt of the full payment, the Tax Title Custodian shall execute, and deliver such deeds as are necessary to transfer the title of the Town to such properties sold. The Tax Title Custodian reserves the right to reject any and all bids at said auction, if of the opinion that no bid is made which approximates the fair value of the properties, and may adjourn said auction for such periods as he deems expedient.

Upon receipt of the balance of the consideration, the properties shall be conveyed by Release Deeds, subject to all matters of record, to this Notice of Sale, the Town

of Holbrook's Regulations for Auction Sale of Tax Possessions, and to the respective Memoranda of Sale.

The Regulations for Auction Sale are available for inspection at the office of the Town Treasurer, 50 North Franklin St., Holbrook, MA 02343, prior to the auction date. Sample Memoranda of Sale will be made available for inspection on the date and time of the public auction as indicated above. Other terms and conditions may be announced at the time of the auction. PREREGISTRATION BEGINS AT 9:30 O'CLOCK, A.M. Questions regarding the auction may be referred to John D. Finnegan, Esq., Tarlow, Breed, Hart & Rodgers, P.C., 101 Huntington Ave., Suite 500, Boston, MA 02199, Tel: 617-218-2000; Fax: 617-261-7673. Walkthroughs of the properties may be arranged by appointment with the Town Treasurer, who may be contacted at 781-767-4316.

PAUL DIGIROLAMO, TREASURER COLLECTOR  
AND TAX TITLE CUSTODIAN FOR  
THE TOWN OF HOLBROOK